

**CITY OF ALBANY
PLANNING AND ZONING AGENDA
STAFF REPORT**

Agenda date: September 11, 2012

Reviewed by:

SUBJECT: Albany's participation in San Pablo Avenue Stormwater Spine Project (SPASS)

REPORTED BY: Jeff Bond, Community Development Director
Sara Muse, Planning Intern
Claire Griffing, Sustainability and Transportation Coordinator

STAFF RECOMMENDATION

Staff recommends that the Planning and Zoning Commission submit a recommendation to City Council to support the City's participation in San Pablo Avenue Stormwater Spine Project (SPASS), and to approve the SPASS Agreement.

BACKGROUND

The City of Albany's watershed is compromised by non-point source pollution and excessive stormwater runoff, which flows untreated via storm drains directly to our creeks and the San Francisco Bay. This situation, exacerbated by the lack of pervious surfaces, contributes to water quality impairment. Improvements in "green infrastructure" are a growing trend, providing management of stormwater through the use of surface-level landscape features, which absorb, slow, filter, and cleanse run-off before it enters storm drains. Examples of "green infrastructure" include, but are not limited to, rain gardens, bioretention areas, vegetated swales, green roofs, porous pavement and stream buffer restoration.

San Francisco Estuary Project is a division of the Association of Bay Area Governments and the Environmental Protection Agency, and is a local coalition working to protect and enhance water quality in the San Francisco Bay Delta Estuary. SFEP is a collaborative, non-regulatory public agency comprised of non-profits, citizens, and scientists working to protect, restore, and enhance water quality and fish and wildlife habitat in the Bay Area Estuary. SFEP is initiating a pilot project to develop green infrastructure to limit stormwater runoff on San Pablo Avenue across seven (7) local cities. Josh Bradt is the SFEP Coordinator for the San Pablo Avenue Stormwater Spine Project. Caltrans has given their support to the project and will be involved in project implementation.

On December 6, 2010, the Albany City Council approved Resolution No. 2010-62, authorizing the City Manager to submit a letter of support on behalf of the City to the San Francisco Estuary Project (SFEP), approving the City's participation in the San Pablo Avenue Stormwater Spine Project, and supporting the SFEP's grant applications for the project.

DISCUSSION

SFEP is requesting that each city partner select its own site(s) on San Pablo Avenue that would then be designed to treat runoff using appropriate sustainable stormwater management techniques. The project aims to treat seven total acres along San Pablo, although the total amount per city has yet to be determined. The goal of treating seven acres represents the amount of impervious surfaces (e.g., roofs, parking lots, sidewalks, streets) that the planters will treat, and not the size of the planters themselves.

Locations along San Pablo Avenue have been surveyed with input from City staff SFEP is in the process of selecting one site in Albany. The presence of a storm drain is important in locating the stormwater planter. The City staff and the Design Team discussed several sites near drains on the east side of San Pablo Avenue between Washington Avenue to the north and Dartmouth Avenue to the south.

The site selected was on the east side of San Pablo Avenue between Marin to the north and Dartmouth to the south. It was selected because of its low parking demand along San Pablo Avenue, the potential to manage private stormwater along the San Pablo Avenue frontage, and the proximity to a major pedestrian crossing and development parcel. The site also has a strong potential to enhance the aesthetics of the area with increased landscaping.

The City of Albany must provide the following information to SFEP:

1. Input on site selection
2. Design review and approval
3. Facilitate local permit acquisition
4. Local outreach and participation
5. Maintenance training workshop attendance
6. Long-term maintenance

To fund the San Pablo Avenue Stormwater Spine Project, SFEP has received grants from The United States Environmental Protection Agency (US EPA), California Department of Transportation (CALTRANS), The California Department of Water Resources' Integrated Regional Water Management (DWR IRWM), and the Strategic Growth Council. These grants total \$4,825,338 and will fund the design, construction and preliminary maintenance of the project.

The Design Team is comprised of three design/engineering firms chosen from a competitive process known as Neuve-Ngan Associates; Quadriga; and Wilsey Ham. The Design Team will assist project partners to finalize site locations and develop plans.

The San Pablo Avenue Green Stormwater Spine project is an opportunity for the City of Albany to develop in-house green infrastructure design and specifications. It has the potential to act as a demonstration project that will be instructive to the City and its residents in innovative, sustainable stormwater management.

SUSTAINABILITY IMPACT

Improving water quality within our local watershed is an ongoing goal of the City's Clean Water Program. Additionally, joining in a regional opportunity to "green" San Pablo Avenue further reinforces the Green Corridor Partnership.

Green infrastructure can improve communities by maintaining healthy waters, providing multiple environmental benefits and supporting sustainable communities. Green infrastructure utilizes vegetation and soil to manage rainwater where it falls. This natural process provides not only stormwater management, but also flood mitigation and air quality management.

FINANCIAL IMPACT

There will be no significant cost to the City other than for staff time to review and approve the design, inspection during construction, and long term maintenance. The grant will cover design and construction costs, as well as maintenance for the first two years. Bay Friendly plantings will reduce maintenance costs to the City after that period.

SFEP has received grants allocating \$4,825,338 to fund the project. The following table shows the allocation of funds from each source for the entire seven acre project.

Funding Source	Total Amount
US EPA - San Francisco Bay Water Quality Improvement Fund	\$307,646
California Department of Transportation (SF-Oakland Bay Bridge Mitigation)	\$1,800,000
DWR - Integrated Regional Water Management Program (Prop 84)	2,000,000
Strategic Growth Council - Urban Greening Project Grant (Prop 84)	\$717,692
Total Amount:	\$4,825,338

TIMELINE

Major Project Tasks	Timeline	Funding Source
Project Management and Administration	On-going until December 2015	All Funders
Design and Engineering	Summer 2012-Winter 2012	EPA/UG
Environmental Review and Permits	Fall 2012-Winter 2012	EPA/UG
Construction and Construction Management	Summer2013-Winter 2013	Caltrans/IRWM/UG
Water Quality and Hydrologic Monitoring	Fall 2012-December 2015	IRWM
Plant Establishment and Maintenance	Spring 2014-Fall 2015	IRWM/UG
Model Green Infrastructure Ordinance	Fall 2014	EPA
Regional Outreach	On-going until December 2015	IRWM

There will be an additional meeting on September 19, 2012 to discuss schematic design and specific issues with the Design Team.

Attachments:

1. Letter of Support
2. Project Agreement
3. Site Selection Concepts
4. Schematic of storm water plants and locations



Project Site Selection

The San Francisco Estuary Partnership **SAN PABLO AVENUE GREEN STORMWATER SPINE PROJECT**

August 13th, 2012

[nev-ū-non]

Nevue|Ngan Associates

QUADRIGA
landscape architecture and planning, inc.
sacramento | santa rosa

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1
LOCATION

Monroe Street & San Pablo Ave

Opportunities:

- Could potentially manage private stormwater along San Pablo frontage
- Adjacent to existing major pedestrian crossing and development site
- Strong potential to enhance the aesthetics of the area with increased landscaping

Constraints:

- Existing mature tree near cross walk may need to be removed
- There needs to be agreement and coordination with private owner to manage stormwater along frontage
- Limited stormwater infrastructure to connect overflow

Recommendation:

- This is the design team's first choice for a demonstration project site due to its low parking demand along San Pablo Avenue, the potential to manage private stormwater along the San Pablo Avenue frontage, and the proximity to a major pedestrian crossing and development parcel

San Pablo Avenue Green Stormwater Spine Project

City of Albany, California



Albany Site #1
Monroe Street and San Pablo Avenue

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2
LOCATION

*Solano (north) &
San Pablo Ave*

Opportunities:

- Could potentially manage building and street stormwater along the San Pablo frontage
- Highly visible site with many users
- Could potentially demonstrate stormwater curb extensions within parking zone or limited stormwater planters within sidewalk zone

Constraints:

- Existing mature trees limit the size and shape of stormwater planters
- On-street parking is used frequently
- Considerable amount of private stormwater is entering San Pablo Avenue

Recommendation:

- This is the design team's second choice for a demonstration project site due to its high parking demand along San Pablo Avenue and limited space for landscaped-based stormwater solutions.

San Pablo Avenue Green Stormwater Spine Project

City of Albany, California



Albany Site #2

Solano Street and San Pablo Avenue (south)

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3
LOCATION

Opportunities:

- Could potentially manage building and street stormwater along the San Pablo frontage
- Highly visible site with many users
- Could potentially demonstrate a grated green gutter within the parking zone to provide stormwater management without losing on-street parking

Constraints:

- Existing mature trees exclude or limit the use of stormwater planters
- Very high parking demand for small business frontage.
- Limited space for landscape solutions within the sidewalk zone
- ADA issues within the sidewalk zone would need to be addressed

Recommendation:

- This is the design team's third choice for a demonstration project site due to its high parking demand along San Pablo Avenue and limited space for landscaped-based stormwater solutions.



Albany Site #3

Solano Street and San Pablo Avenue (north)

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